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PART - I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H2)

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN WALTAIR WARD, VISAKHAPATNAM.

[Memo. No. 30444/H2/2011, Municipal Administration & Urban Development, 25th May, 2013.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in Town Survey No. 5/3 and 5/4 of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District to an extent of 836.12 Sq.Mtrs.(1000.00 Sq.Yards), the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G..O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006 is now proposed to be designated as Commercial land use by variation of change of land use, as the proposed site is abutting 80 feet wide road and surrounded by Commercial activity, as shown in Map No. 17/2011, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam **subject to the conditions; namely:-**

1. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
2. that the applicant shall obtain permission for commercial building complying to the parking norms.
3. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority / Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
6. the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH : Compound wall and site of S.R.K. Infra Projects Private Limited.

EAST : Vambay Housing Colony.

SOUTH : Site of Sri Buddaraju Pullamraju, Sita Devi and Chrukuri Subba Raju.

WEST : 80 feet V.I.P. road.

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN WALTAIR WARD, VISAKHAPATNAM.

[Memo. No. 7761/H2/2013, Municipal Administration & Urban Development, 25th May, 2013.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated : 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in Town Survey No. 5/3 and 5/4 of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District to an extent of 2174.00 Sq.Mtrs. the boundaries of which are given in the schedule below, which is presently earmarked for partly Residential Use and Partly Open Space in the Zonal Development Plan of Visakhapatnam, sanctioned in G..O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006 is now

proposed to be designated as Commercial land use by variation of change of land use, as the proposed site is abutting 80 feet wide road and surrounded by Commercial activity, as shown in Map No. 08/2013, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the conditions; namely:-**

1. that the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
3. that the applicant shall obtain permission for commercial building complying to the parking norms.
4. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority / Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
7. the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

<u>SCHEDULE OF BOUNDARIES</u>

NORTH : Site of E. Ratnakar Babu & Others and existing buildings bearing D.Nos. 9-1-103/1, 9-1-103 of Sri K. Pentayya, 9-1-104 of Sri G. Rajendra Prasad.

EAST : Existing Vambay Housing Colony Buildings bearing D.Nos. 9-1-1-160, 9-1-1-413, 9-1-116/7/7, 9-1-130/3 and 9-1-129.

SOUTH : Site of M/s. Neelima Times.

WEST : Existing 80 feet wide V.I.P. Road.

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO INSTITUTIONAL USE IN MADHURAWADA (V), VISAKHAPATNAM RURAL (M), VISAKHAPATNAM DISTRICT.

[Memo. No. 9258/H2/2013, Municipal Administration & Urban Development, 25th May, 2013.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated : 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government

of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in Survey No. 148/2 of Madhurawada (V), Visakhapatnam Rural Mandal, Visakhapatnam District for an extent of Ac. 7.20 cents (29137.41 Sq.Mtrs. net area), the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G..O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006 is now proposed to be designated as Institutional land Use by variation of change of land use, as the site is getting access through 40 feet and 60 feet wide roads and the Bus Depot proposed by the APSRTC is required in the area as a facility to support the existing infrastructure, as shown in Map No. 14/2013, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam **subject to the conditions; namely:-**

1. that the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. that the applicant shall hand over Ac. 0.80 cents (32374.90 Sq.Mtrs.) land for road wideining on free of cost to the concerned authority through Registered Gift Deed.
3. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
4. that the applicant shall obtain permission for commercial building complying to the parking norms.
5. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority / Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
8. the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No. 148/1 (A.U. Waltair), A.P.H.B. Colony.

EAST : Sy.No. 147 (VUDA Layout).

SOUTH : Sy.No. 267 and 268.

WEST : 148/1 (A.U. Waltair), VUDA Lakeview Layout.

DRAFT VARIATION TO THE KAKATIYA URBAN DEVELOPMENT AUTHORITY, WARANGAL FOR CHANGE OF LAND USE FROM PUBLIC & SEMI PUBLIC USE TO COMMERCIAL USE IN MATWADA (V), SITUATED AT CENTRAL PRISON PREMISES NEAR MGM JUNCTION, WARAGNAL DISTRICT.

[Memo. No. 7021/H2/2013, Municipal Administration & Urban Development, 25th May, 2013.]

The following draft variation to Warangal Master Plan, which was sanctioned in G.O.Ms.No. 910, M.A. & U.D. Dept., dated: 25-11-1971 read with G.O.Ms.No. 364, M.A. & U.D. Dept., dated: 4-6-1977 is proposed in exercise of the powers conferred by Section 12 (1) of Andhra Pradesh Urban Area (Development) Act, 1975 (Act-I of 1975), is hereby published as required by Section 12(3) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site bearing Municipal premises No. 15-1-64 to 15-1-159 of near MGM Junction situated at Central Prison in Sy.No. 32 of Matwada (V), Warangal District to an extent of 1600.00 Sq.Mtrs., marked as “ABCDA”, the boundaries of which are given in the schedule below, which is presently earmarked for Public & Semi Public Use in the Master Plan of Warangal sanctioned in G.O.Ms.No. 910, M.A. & U.D. Department, dated: 25-11-1971, read with G.O.Ms.No. 364, M.A. & U.D. Department, dated: 4-6-1977, is now proposed to be re-designated as Commercial Use Zone by variation of change of land use, as the proposed site is abutting existing 100 feet wide road, as shown in the Revised Part Master Plan No. 04/2013 which is available in the Office of the Kakatiya Urban Development Authority, Warangal, **subject to the following conditions; namely:-**

1. that the applicant shall pay the development / conversion charges before issue of confirmation orders.
2. that the applicant has to submit the proposals in the site under reference to the Authority concerned for approval.
3. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act.
4. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. that the change of land use shall not be used as the proof of any title of the land.
6. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by Vice Chairman, Kakatiya Urban Development Authority, Warangal.

SCHEDULE OF BOUNDARIES

NORTH	:	Jail Open Land.
SOUTH	:	Jail Quarters.
EAST	:	Jail Open Land.
WEST	:	100 feet wide Master Plan Road.

B. SAM BOB,
Principal Secretary to Government.

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